सत्यमेव जयते

राजस्थान राजपत्र विशेषांक	RAJASTHAN GAZETTE Extraordinary
साधिकार प्रकाशित	Published by Authority

माघ 11, सोमवार, शाके 1943-जनवरी 31, 2022

Magha 11, Monday , Saka 1943- January 31, 2022

भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

Urban Development & Housing Department

NOTIFICATION

Jaipur, January 25, 2022

Sub:- New Provisions in Rajasthan Township Policy-2010(above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).

G.S.R.405 .-Following Amendments/ New provisions are hereby notified in Rajasthan Township Policy-2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) under Section 337 of Rajasthan Municipal Act-2009, Section 90 of the Jaipur Development Authority Act-1982, Section 85 of the Jodhpur Development Authority-2009,Section 85of the Ajmer Development Authority Act-2013, Section 60 of the Rajasthan Housing Board Act-1970 and Rule-31 of the Urban Improvement (Disposal of Urban Lands) Rules, 1974:-

New Provisions in Rajasthan Township Policy – 2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).

- **Provision - 6.18 (above 10 hectares) / 4.14 (up to 10 hectares):-**

For Sports Complex Scheme the parameters shall be as detailed below: -

Area requirement			
• Scheme area for Sport Complex Scheme–Minimum area 5 Ha. for large cities and 2 Ha.for small/medium towns.			
Parameters of scheme			
S. No.	**Use**	**Percent Area**	**Remarks/ Breakup of Use/Activity**
1.	Sports activity &Recreational Zone	Min. 25% of Scheme area	• Min. 25% of Scheme area (as one chunk) to beusedmandatorily for Sports, Recreational purpose such as Recreational / Sports Club, Stadium, Shooting range, Swimming pool, Golf course, Polo ground, Sports Complex for various indoor & outdoor Sports activities etc.
2.	Residential/ Commercial	Max. 20% ofScheme area	• Min. 15 % of Scheme area for Residential/Group Housing (including EWS/LIG housing percentage as per applicable norms).

			• Upto 5% of scheme area for Commercial pupose such as Convenient and General Shops Showroom, Restaurant, Cafetaria, Hotel etc.
3.	Public/Semi Public Facilities	Max. 15% of Scheme area	• Min.10 % of Scheme area to be mandatorilyused for Sports Training Academy, Institute & Sports training centre etc. • Min.5% of Scheme areato bemandatorilyused for Medical, Socio Cultural, OCF& convention center etc. The following use premises are permissible in this parcel of land:- (i.) **Medical**- Dispensary, Clinic, Diagnostic Center, Hospital for Sports Persons as well as for general public. (ii.) **Socio-Cultural Centre** - Cultural Center/ Auditorium/ Conventional Centre/ Exhibition Centre & Ground/ Open air theatre etc. (iii.) **OCF**- Library/Bank/ Post Office/ Fair or Marriage Garden.
4	Open (Roads/parks/ open Spaces)	Remaining 40% of Scheme area	• Min. 5% of Scheme area to bemandatorily reserved for Government/Public Utilities purpose such as Overhead/underground Water tank /Oxidation pond/ Septic tank/ Electric Substation etc. Facilitiesto be utilized for the Sports Complex Scheme and also for adjoining area in case ofrequirementof theConcernedLocal Authority.
5	**Building Parameters:**As per prevailing Building Bylaws .		

Note:-

1. The above scheme can also be developed by the Concerned Local Authorityon their own land or on PPP Mode by including adjoining area of Private land/Govt. land.
2. Scheme shall be permitted in following use zones of Master Plan/Zonal Plan :-
   - Peripheral Control Belt/Rural belt**,**
   - Stadium/ Recreational/ Sports City
   - As per provisions**/**ofZoning regulations**/**DevelopmentControl Regulations / Land Use ControlGuidelines as issued by the Government**.**

[No. F.3(77)UDB/3/2010 Part]
By order of the Governor,

Kunji Lal Meena,
Principal Secretary.

Government Central Press, Jaipur.